

# Erie County Legal Journal

April 2, 2010

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93 ERIE 57 - 64

Daniels v. Blazek, et al.

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# Erie County Legal Journal

*Reporting Decisions of the Courts of Erie County  
The Sixth Judicial District of Pennsylvania*

Managing Editor: Paula J. Gregory  
Associate Editor: Heidi M. Weismiller

**PLEASE NOTE: NOTICES MUST BE RECEIVED AT THE ERIE COUNTY BAR ASSOCIATION OFFICE BY 3:00 P.M. THE FRIDAY PRECEDING THE DATE OF PUBLICATION.**

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# Erie County Bar Association

## Calendar of Events and Seminars

### WEDNESDAY, APRIL 7, 2010

*Great! Adverse Depositions: Principles and Principle Techniques*

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. - 4:30 p.m. (8:00 a.m. reg.)

*Includes Lunch*

\$354 (member) \$329 (admitted after 1/1/06)

\$374 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$329 (member) \$309 (admitted after 1/1/06) \$349 (nonmember)

6.5 hours substantive

### THURSDAY, APRIL 8, 2010

*Piercing the Corporate Veil*

PBI Groupcast Seminar

Erie County Bar Association

12:00 p.m. - 3:15 p.m. (11:30 a.m. reg.)

*Includes Lunch*

\$234 (member) \$214 (admitted after 1/1/06)

\$254 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$209 (member) \$189 (admitted after 1/1/06) \$229 (nonmember)

3 hours substantive

### FRIDAY, APRIL 9, 2010

*Medicine for Lawyers: The Most Common Injuries to the Brain and Spine*

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. - 3:45 p.m. (8:00 a.m. reg.)

*Includes Lunch*

\$304 (member) \$284 (admitted after 1/1/06)

\$324 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$279 (member) \$259 (admitted after 1/1/06) \$299 (nonmember)

6 hours substantive

### MONDAY, APRIL 12, 2010

*Finding Hidden Assets*

PBI Groupcast Seminar

Erie County Bar Association

1:30 p.m. - 4:45 p.m. (1:00 p.m. reg.)

\$224 (member) \$204 (admitted after 1/1/06)

\$244 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$199 (member) \$179 (admitted after 1/1/06) \$219 (nonmember)

3 hours substantive

### TUESDAY, APRIL 13, 2010

*Preparation of Annual Disclosure Documents and SEC Update*

PBI Video Seminar

Erie County Bar Association

9:00 a.m. - 1:30 p.m. (8:30 a.m. reg.)

\$129 (member) \$109 (admitted after 1/1/06)

\$149 (nonmember)

4 hours substantive

### WEDNESDAY, APRIL 14, 2010

*Facebook, Twitter & Blogging... Oh, Myspace Encore*

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. - 4:00 p.m. (8:00 a.m. reg.)

*Lunch is Included*

\$244 (member) \$224 (admitted after 1/1/06)

\$264 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$219 (member) \$199 (admitted after 1/1/06) \$239 (nonmember)

5 hours substantive / 1 hour ethics

### FRIDAY, APRIL 16, 2010

*Common Complaints Causing Clients to File Fee Disputes and Common Misconceptions & Misunderstandings of the Rules of Professional Conduct*

ECBA Live Lunch -n- Learn

Bayfront Convention Center

12:15 - 1:15 (lunch at 11:45 a.m.)

\$29 (ECBA members/staff) \$45 (nonmember)

1 hour ethics

### 2010 BOARD OF DIRECTORS

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**IN THE UNITED STATES BANKRUPTCY COURT FOR  
THE WESTERN DISTRICT OF PENNSYLVANIA  
MOTION COURT DATES FOR CHIEF JUDGE THOMAS P. AGRESTI  
In Re: ERIE DIVISION SCHEDULING PROCEDURES  
MARCH 2010 NOTICE**

The following is a list of *April 2010 through June 2010* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov). ***The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

**ERIE CH. 13 AND CH. 7 CASES**

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Rules* (See Court Website at <http://www.pawb.uscourts.gov> and *W.D. PA Local Rule 9013-5(A)*), insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**Scheduling of CHAPTER 13 Motions  
before Chief Judge Thomas P. Agresti**

Wednesday, April 21, 2010  
Wednesday, May 12, 2010  
Wednesday, June 2, 2010  
Wednesday, June 23, 2010

1:30 p.m.: Open for all Erie matters  
2:00 p.m.: Open for all Erie matters  
2:30 p.m.: Open for all Erie matters\*

(Sale, Financing and Extend/Impose Stay Motions scheduled at this time)

\* ALL Chapter 12 matters are to be scheduled at this time

**Scheduling of CHAPTER 7 Motions  
before Chief Judge Thomas P. Agresti**

Thursday, April 8, 2010  
Thursday, April 22, 2010  
Thursday, May 6, 2010  
Thursday, May 20, 2010  
Thursday, June 10, 2010  
Thursday, June 24, 2010

2:00 p.m.: Open for all Erie matters\*  
2:30 p.m.: Open for all Erie matters

\*NOTE: 1:30 p.m. has been removed for self-scheduling Chapter 7 matters. Please use 2 p.m. and 2:30 p.m.

**ERIE CHAPTER 11 CASES**

The Self-scheduling Rule does not apply to Chapter 11 cases. Documents are to be electronically filed with the Clerk's Office. Thereafter, scheduling Orders will be issued from Chambers which schedule any required hearings and, where applicable, outline the specific procedures to be utilized. *Any pleadings in Chapter 11 cases which are self-scheduled will be dismissed upon filing.*

***ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER*** (Public Access to Court Electronic Records) and on the Court's Web Site ([www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)).

John J. Horner  
Clerk of Court

Apr. 2

Office suite available after May 1st in downtown area, three blocks from courthouse. Utilities shared. Call 454-1129 for more details.

Mar. 26 and Apr. 2



## Lake Shore Country Club

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# SATURDAY, MAY 1, 2010

## 7TH ANNUAL LAW DAY 5K RUN/WALK

PRESENTED BY THE

ERIE COUNTY BAR ASSOCIATION  
IN COOPERATION WITH THE ERIE RUNNERS CLUB

9:00 a.m. - Erie County Courthouse  
140 West Sixth Street  
Entry Fees: \$20.00 (adults)  
\$10.00 (12 and under)

**Race Premium:** Top-quality long-sleeved t-shirt.  
You must be pre-registered to be guaranteed a shirt.

Event benefits the ECBA's Attorneys & Kids Together Program, supporting the educational needs of homeless students, and the Runners Club Scholarship Fund.

Register online at [www.eriebar.com](http://www.eriebar.com) or by contacting the ECBA office at 814-459-3111 or [pjgregory@eriebar.com](mailto:pjgregory@eriebar.com)

**POSTMARK DEADLINE TO PRE-REGISTER IS FRIDAY, APRIL 16, 2010**

**CAROL DANIELS, Plaintiff**

**v.**

**SANDRA BLAZEK, individually, and JOSEPH M. KNAUBER  
and MARK KNAUBER, as co-personal representatives of the  
Estate of Joyce Knauber, Defendants**

*MOTION FOR SUMMARY JUDGMENT*

Summary judgment is appropriate when the record demonstrates that there is either no genuine issue of material fact as to a necessary element of the cause of action or defense or that the adverse party who will bear the burden of proof has failed to produce evidence requiring the issue to be submitted to a jury. The record is reviewed in the light most favorable to the non-moving party with all doubts as to the existence of a genuine issue being resolved against the moving party. The non-moving party may not rest upon the mere allegations of its pleadings but must set forth by affidavit or otherwise specific facts showing a genuine issue for trial.

*AGENCY / INDEPENDENT CONTRACTOR*

As defined in Black's Law Dictionary, an independent contractor is one entrusted to undertake a specific project with freedom to do the assigned work and to choose the method for accomplishing the assignment.

*AGENCY / INDEPENDENT CONTRACTOR*

In making the determination of whether a relationship is that of an employer-employee or independent contractor, consideration is given to certain factors which are not controlling but serve as general guidance to the Court. These include control of the manner of work, responsibility for result only, the agreement between the parties, the nature of the work or occupation, the skill required, whether one is employed in a distinct occupation or business, which party supplies the tools, the method of payment, whether the work is part of the employer's regular business, and the right to terminate the employment at anytime.

*AGENCY / INDEPENDENT CONTRACTOR*

The Court determines the defendant, a state-certified appraiser, to be an independent contractor where she made all decisions relevant to a sale of personal property at the home of a decedent, no member of the family employing her was present at the time of the sale, she was paid on a commission basis, and used her own tools and supplies. This conclusion is bolstered by the failure of the plaintiff to plead evidence or to establish any facts showing that the appraiser was serving in any capacity other than that of an independent contractor.

*AGENCY / INDEPENDENT CONTRACTOR / EMPLOYER LIABILITY*

The employer of an independent contractor is not generally liable for physical harm caused by an act or omission of an independent contractor. Exceptions to this general rule of non-liability include negligence of the





**Statement of Facts**

The instant action stems from an incident in which Plaintiff allegedly tripped and fell on June 7, 2007 inside a house at 311 Nevada Drive, Erie, Pennsylvania during an estate sale administered by Defendant Sandra Blazek (hereinafter "Defendant Blazek"). The home was owned by the now deceased Joyce Knauber. Her sons ("Defendants Knauber") hired Defendant Blazek to administer the estate sale. Plaintiff filed a Complaint on May 16, 2008 alleging it was Defendant Blazek's negligence that caused her to trip and fall down some steps inside the home and sustain injury. *Complaint*, ¶ 13. Specifically, Plaintiff alleges Defendant Blazek, among other things, failed to block a door located along a narrow hallway that led directly to a set of steep basement stairs. The Complaint also alleges vicarious liability against Defendants Knauber. *Id.* On September 2, 2008, Plaintiff filed an Amended Complaint to correctly name Joyce Knauber's sons as co-personal representatives of her estate. *Amended Complaint*, ¶ 14.

At the time of the incident, Joyce Knauber owned the Nevada Drive property, but was a resident of a personal care home in Arizona. Her sons, Defendants Knauber, who live in Arizona and Georgia, hired Defendant Blazek to conduct an estate sale to sell the belongings in the residence in preparation for selling the house. *Brief in Support*, p. 2. Defendants Knauber allege after Defendant Blazek was hired, Defendant Blazek took responsibility for every decision made with regard to conducting the sale and liquidating the assets inside the home. *Id.* at pp. 2-3. Defendants Knauber contend that they cannot, as a matter of law, be held liable for Defendant Blazek's alleged negligence or Plaintiff's alleged injuries as Defendant Blazek was acting as an independent contractor and exercised complete control over the premises. *Id.* at p. 3.

Plaintiff contends that "[e]ven if the Knaubers were not present on the day of the estate sale, they owed a duty to the business invitees invited to their property on the date of the sale." *Plaintiff's Brief in Opposition*, p. 3. Plaintiff also denies that Defendant Blazek was employed as an independent contractor. *Id.*

**Analysis of Law**

Any party may move for summary judgment, in whole or in part, after the relevant pleadings are closed. *Ertel v. The Patriot - News Co.*, 674 A.2d 1038, 1041 (Pa. 1996) *cert. denied*, 519 U.S. 1008 (1996). According to the Pennsylvania Rules of Civil Procedure, summary judgment is appropriate when the record demonstrates, either no genuine issue of material fact exists as to a necessary element of the cause of action or defense (that could be established by additional discovery or expert report); or an adverse party, who will bear the burden of proof at trial, has failed to produce evidence of facts essential to the cause



of action or defense which in a jury trial would require the issues be submitted to a jury.<sup>1</sup> *Pa.R.C.P. 1035.2*.

It is the burden of the moving party to prove that summary judgment is appropriate. *Ertel*, 674 A.2d at 1041. Therefore, the record is reviewed in the light most favorable to the non-moving party and all doubts as to the existence of a genuine issue of material fact are to be resolved against the moving party. The non-moving party may not rest upon the mere allegations or denials of its pleadings. *Id.* Rather, a non-moving party must set forth, either by affidavit or otherwise, specific facts showing that there is a genuine issue for trial. *Id.* at 1042; *Burger v. Owens III*, 966 A.2d 611, 619-20 (Pa.Super. 2009).

Here, Defendants Knauber assert summary judgment is appropriate because Plaintiff has failed to produce evidence essential to the claim against them. Specifically, Defendants Knauber allege they cannot be held negligent as Defendant Blazek was employed as an independent contractor and they played no role in the estate sale after Defendant Blazek was hired. Plaintiff asserts Defendants Knauber owed a duty to Plaintiff as she was a business invitee on their property. Plaintiff also argues that Defendant Blazek was not an independent contractor<sup>2</sup> and even if she was Plaintiff has pled facts sufficient to prove the exception to the general rule of non-liability of employers for the acts of their independent contractors. *Plaintiff's Brief in Opposition*, p. 4.

Black's Law Dictionary defines an independent contractor as:

[o]ne who is entrusted to undertake a specific project but who is left free to do the assigned work and to choose the method for accomplishing it. ... [u]nlike an employee, an independent contractor who commits a wrong while carrying out the work usu[ally] does not create liability for the one who did the hiring."

*Black's Law Dictionary, Ninth Edition (2009)*.

Moreover, Pennsylvania courts have applied the following test to determine whether one qualifies as an independent contractor:

In determining whether a relationship is one of employee-employer or independent contractor, certain factors will be considered, which while not controlling, serve as general guidance to the court. The factors include: the control of the manner that work is to be done; responsibility for result only; terms of agreement between the parties; the nature of the work

<sup>1</sup> In other words, the record contains insufficient evidence of facts to make out a prima facie cause of action or defense and therefore, there is no issue to be submitted to a jury. To defeat this motion, the adverse party must come forth with evidence showing the existence of the facts essential to the cause of action. *Pa.R.C.P. 1035.2, Note*.

<sup>2</sup> Plaintiff cites no authority or any evidence to show that Defendant Blazek was not an independent contractor. Plaintiff merely states she disputes this assertion.

or occupation; the skill required for performance; whether one employed is engaged in a distinct occupation or business; which party supplies the tools; whether payment is by the time or by the job; whether the work is part of the regular business of the employer, and the right to terminate the employment at any time.

*Lynch v. WCAB*, 554 A.2d 159, 160 (Pa. Cmwlth. 1989) (citations omitted).

Applying the above test, it appears that Defendant Blazek was indeed an independent contractor hired by Defendants Knauber to conduct the estate sale. Defendant Blazek, who is certified by the state to appraise goods and conduct household sales, noted at her deposition she made all the decisions relevant to the sale and no member of the Knauber family was present at the sale. *Motion for Summary Judgment, Exhibit B*, pp. 73-79. Defendant Blazek also testified that she did the estate sale on commission and used her own tools and supplies. *Id.* at pp. 66-67. Moreover, Plaintiff has failed to plead evidence sufficient to show Defendant Blazek was an employee<sup>3</sup> of Defendants Knauber. Plaintiff merely alleges Joyce Knauber "hired and/or retained [Defendant] Blazek as an auctioneer to conduct the auction of personal property." *Amended Complaint*, ¶ 8. Plaintiff makes no representation and asserts no facts to show that Defendant Blazek was anything but an independent contractor. Therefore, the Court finds that Defendant Blazek was indeed working as an independent contractor on the date of the accident.

"As a general rule, the employer of an independent contractor is not liable for physical harm caused by an act or omission of the contractor or his servants." *Hader v. Copley Cement Co.*, 189 A.2d 271 (Pa. 1963). Moreover, the Restatement (Second) of Torts § 403 provides the same general rule, but notes the following exceptions to the rule: (1) negligence of the employer in selecting, instructing, or supervising the contractor; (2) non-delegable duties of the employer, arising out of some relation toward the public or the particular plaintiff; and (3) work which is specially, peculiarly, or "inherently" dangerous. Plaintiff asserts that the work involved in the instant case falls within the third exception and "[c]learly the Knaubers knew or should have known that the unblocked

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<sup>3</sup> Pennsylvania courts have applied the Workers' Compensation Act's definition of employee to determine liability based on employee status. *Valles v. Albert Einstein Med. Ctr.*, 805 A.2d 1232 (Pa. 2002). The Workers' Compensation Act defines employees as "[a]ll natural persons who perform services for another for valuable consideration, exclusive of persons whose employment is casual in character and not in the regular course of business of the employer ..." 77 P.S. § 22. Moreover, the Pennsylvania Commonwealth Court held that an employer's exercise of control over a worker's work and manner in which it is carried out is indicative of the employment relationship. *Johnson v. W.C.A.B.*, 631 A.2d 693 (Pa. Cmwlth 1993), appeal denied 641 A.2d 313 (1994).

doorway to the basement stairs, located as it was between the kitchen and the garage, presented a peculiar risk of harm to estate sale invitees who were unfamiliar with the property." *Plaintiff's Brief in Opposition*, p. 4. Specifically, Plaintiff asserts the applicable exception to the general rule can be found in Sections 416 and 427 of the Restatement (Second) Torts.<sup>4</sup> Section 416 states:

[o]ne who employs an independent contractor to do work which the employer should recognize as likely to create during its progress a peculiar risk of physical harm to others unless special precautions are taken, is subject to liability for physical harm caused to them by the failure of the contractor to exercise reasonable care to take such precautions, even though the employer has provided for such precautions in the contract or otherwise.

*Restatement (Second) Torts § 416.*

Section 427 notes:

[o]ne who employs an independent contractor to do work involving a special danger to others which the employer knows or has reason to know to be inherent in or normal to the work, or which he contemplates or has reason to contemplate when making the contract, is subject to liability for physical harm caused to such others by the contractor's failure to take reasonable precautions against such danger.

*Restatement (Second) Torts § 427.*

Defendants Knauber assert the only exception to the general rule of non-liability for independent contractors is when the work performed by the independent contractor involves a "peculiar risk" or a "special danger." *Defendants' Reply Brief to Brief in Opposition*, p. 3, relying on *Drum v. Shaull Equipment and Supply Co.*, 760 A.2d 5, 13-14 (Pa.Super. 2000).<sup>5</sup> The Superior Court has held the terms "peculiar risk" and "special danger" are used interchangeably. *Steiner v. Bell of Pennsylvania*, 626 A.2d 584, 586 (Pa.Super. 1993). The Superior Court has also held that the key to the proper application of the two Restatement sections lies in the definition of a "peculiar risk" or a "special danger." *Mentzer v. Ognibene*, 597 A.2d 604, 610 (Pa.Super,1991), *appeal denied*, 609 A.2d 168 (Pa. 1992).

The risk of harm must arise from the peculiar or inherent nature of the task or the manner of performance, and not the

<sup>4</sup> These two exceptions have been adopted by Pennsylvania Courts. *Phila. Electric Co. v. James Julian, Inc.*, 228 A.2d 669 (Pa. 1967).

<sup>5</sup> Defendants failed to note in their brief that the *Drum* case had been vacated and remanded by the Pennsylvania Supreme Court on other grounds. *See, Drum v. Shaull Equipt.*, 772 A.2d 414 (Pa. 2001).

ordinary negligence which might attend the performance of any task. Liability does not ordinarily extend to so called 'collateral' or 'casual' negligence on the part of the contractor . . . in the performance of the operative details of the work. The negligence for which the employer [of a general contractor] is liable . . . must be such as is intimately connected with the work authorized and such as is reasonably likely from its nature.

*Id.* at 610 (quoting, *McDonough v. United States Steel Corporation*, 324 A.2d 542, 546 (Pa.Super.1974).

The *Mentzer* Court went on to note:

stated differently, the definition of "peculiar risk" or "special danger" requires that ". . . the risk be recognizable in advance and contemplated by the employer [of the independent contractor] at the time the contract was formed . . . [and that] it must not be a risk created solely by the contractors 'collateral negligence' . . . [i.e.,] negligence consisting wholly of the improper manner in which the contractor performs the operative details of the work."

*Mentzer*, 597 A.2d at 611(citation omitted).

Finally, the Pennsylvania Superior Court has held that while the determination of whether a particular case presents a peculiar risk or special danger is a mixed question of law and fact, it may in clear cases, be made by the trial judge as a matter of law. *See, Id.; Ortiz v. Ra-El Development Corp.*, 528 A.2d 1355 (Pa. Super. 1987), *appeal denied*, 536 A.2d 1332 (Pa. 1987). The Court also noted that because this is an exception to the general rule, it must be narrowly construed. *Id.* at 1359.

The Restatement (Second) of Torts defines "peculiar risk" as "a risk differing from the common risks to which persons in general are commonly subjected to by the ordinary forms of negligence which are usual in the community. It must involve some special hazard resulting from the nature of the work done, which calls for special precautions." *Restatement (Second) Torts* § 416, *comment d.*

Here, Plaintiff sustained injuries due to the alleged negligence of Defendant Blazek, specifically her failure to block a basement door such that Plaintiff could fall down the stairs and her allowance of too many people into the sale. Plaintiff's Amended Complaint fails to plead facts sufficient to show that a "peculiar risk" or "special danger" existed. Moreover, Defendant Blazek's failure to block the door and attached stairwell or put up signs warning of any potential danger appears at most to be "negligence consisting wholly of the improper manner in which the contractor performs the operative details of the work" rather than a "peculiar risk." *Mentzer*, 597 A.2d at 611.

Therefore, the Court finds the exception to the general rule of non-liability for independent contractors does not apply as there was no peculiar risk or special danger present. Plaintiff has failed to plead evidence of facts to make out a vicarious liability cause of action. Therefore, Defendant Knaubers' Motion for Summary Judgment is granted and the case is hereby dismissed as to Joseph M. Knauber and Mark Knauber, as co-personal representatives of the Estate of Joyce Knauber.

**ORDER**

**AND NOW, TO-WIT**, this 14th day of January, 2010, it is hereby **ORDERED, ADJUDGED and DECREED**, Defendants, Joseph and Mark Knauber's, as co-personal representatives of the Estate of Joyce Knauber, Motion for Summary Judgment is **GRANTED**. The action is hereby dismissed as to Joseph and Mark Knauber, as co-personal representatives of the Estate of Joyce Knauber.

**BY THE COURT:**

/s/ **Shad Connelly, Judge**

**CERTIFICATE OF  
AUTHORITY**

ARCTIC RUNNER SHIPPING, INC. has applied for a Certificate of Authority with the Pennsylvania Department of State under the provisions of the Business Corporation Law of 1988. ARCTIC RUNNER SHIPPING, INC. was originally incorporated under the laws of New York State with its address at 210 Hi View Terrace, West Seneca, NY 14224-3672. ARCTIC RUNNER SHIPPING, INC. is proposed to have its registered office in this Commonwealth of Pennsylvania located at 1406 Peach Street, Erie, PA 16501.

Knox, McLaughlin, Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501

Apr. 2

**CHANGE OF NAME NOTICE**

Notice is hereby given that on March 12, 2010, the Petition of Janelle Marie Tinko was filed in the Court of Common Pleas of Erie County, Pennsylvania at No. 11123-2010, which Petition prays for a decree to Change the Name of Jaden Christine Nunemaker to Jaden Christine Tinko.

The Court has fixed the 29th day of April 2010 at 9:00 a.m. in Court Room I, Erie County Court House as the time and place for the hearing on said Petition, when any and all persons interested may appear and show cause, if they have any, why the prayer of said Petition should not be granted.

William E. Barney, Esq.  
200 N. Center St.  
P.O. Box 148  
Corry, PA 16407

Apr. 2

**FICTITIOUS NAME NOTICE**

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business Under an Assumed or Fictitious Name." Said Certificate contains the following information:

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Bay City Millwork
2. Principal Business Address: 1803 Pittsburgh Ave., Erie, PA 16501
3. Name and address of the person who is a party to the registration: James T. Perschka, 1765 Robison Rd. East, Erie, PA 16509
4. The Application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about March 18, 2010.

Apr. 2

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Patriot Motors USA
  2. The principal place of business to be carried on under the fictitious name is: 1223 West 38th Street, Erie, Pennsylvania 16507
  3. The name and address of the party to the registration is: J & L Land Ventures, LLC, 4395 Sturbridge Drive, Erie, Pennsylvania 16509
  4. An application for the registration of the above fictitious name was filed with the Pennsylvania Department of State under the Fictitious Name Act on: March 9, 2010.
- Michael G. Nelson, Esquire  
Marsh Spaeder Baur Spaeder & SchAAF  
300 State Street, Suite 300  
Erie, Pennsylvania 16507

Apr. 2

**INCORPORATION NOTICE**

Notice is hereby given that APS Staffing Inc., has been incorporated under the provisions of the Business Corporation Law of 1988.

Apr. 2

**INCORPORATION NOTICE**

North East Dental Arts, P.C. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Brian Glowacki, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501

Apr. 2

**LEGAL NOTICE**

**ABANDONED VEHICLE**

Notice is hereby given pursuant to the Pennsylvania Motor Vehicle Code, that a Petition seeking the involuntary transfer of ownership of the following described vehicle, captioned: HILLCREST MOTORS, INC., Plaintiff vs. RICHARD A. GOODWILL and MARGARET E. GOODWILL, his wife, Defendants, has been presented to the Court of Common Pleas of Erie County, Pennsylvania at Docket No. 10779-10. The Honorable Ernest J. DiSantis has entered a Rule to Show Cause why the Petition should not be granted, returnable on the 27th day of April, 2010 at 9:30 A.M. in Courtroom H #229 for the following described vehicle.

1994 Chevy motor home  
VIN# 2GBJG31K2P4148511  
Licence #HG95384

Defendant's Purchase Date:  
August 10, 2005

Any objections to the transfer of the title to the Plaintiffs will be heard at that time, and if none, the relief requested will be granted to the Plaintiffs.

Charles D. Agresti, Esq.  
4934 Peach Street  
Erie, Pennsylvania 16509  
(814) 866-8800  
Pa I.D. #06486

Mar. 26 and Apr. 2, 9

**LEGAL NOTICE**

**THE SCHOOL DISTRICT**

**CITY OF ERIE, PA**

Administration Office Building  
148 West 21st Street  
Erie, PA 16502

**NOTICE TO BIDDERS**

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS up to Thursday, April 15, 2010, at 12:00 p.m., Daylight Savings Time for Two (2) Haas Manual CNC Tool Room Lathe Model TL-1 or approved equal... and will be opened in the Board Room on Thursday, April 15, 2010, at 1:30 p.m., Eastern Standard Time, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith  
Secretary

Mar. 26 and Apr. 2, 9

**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**April 16, 2010  
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they **MUST** possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

Bob Merski

Sheriff of Erie County

Mar. 26 and Apr. 2, 9

**SALE NO. 1**

**Ex. #15270 of 2009**

**Beneficial Consumer Discount  
Company d/b/a Beneficial Co. of  
Pennsylvania, Plaintiff**

**v.**

**Cynthia D. Bush, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and describe as follows, to wit: Beginning on the south line of Fourth Street, at the intersection of the west line of In Lot No. 2522 thence eastwardly along said south line of Fourth Street, 41 feet 3 inches thence southwardly through the center of said In Lot parallel with Chestnut

Street 165 feet thence westwardly along the south line of said lot 41 feet 3 inches thence northwardly along the west line of said In Lot, 165 feet to the place of beginning, and having erected thereon a two story frame dwelling being commonly known as 431 West 4th Street, Erie Pennsylvania and being further described as bearing Erie County Index No. 17 4014-214.

ADDRESS: 431 W. FOURTH ST.  
APT. 1, ERIE, PA 16507

BEING KNOWN AS: 431 WEST 4TH STREET, APT 1, ERIE, PA 16507

Property ID NO. 17-4014-214

TITLE TO SAID PREMISES IS VESTED IN Cynthia D. Bush, A single woman by deed from Cynthia D. Bush, Administratrix of the Estate of Helena R. Procter, a/k/a Helen Procter, late dated 12/18/03 recorded 12/29/09 in Deed Book 1097 page 1453.

Udren Law Offices, P.C.

Mark J. Udren, Esq.

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Mar. 26 and Apr. 2, 9

**SALE NO. 2**

**Ex. #15332 of 2009**

**Wells Fargo Bank, N.A., as**

**Trustee for Merrill Lynch**

**Mortgage Investors Trust**

**Mortgage Loan Asset-Backed**

**Certificates, Series 2003 OPT1,**

**Plaintiff**

**v.**

**Joseph Knight**

**Rayfes Roberts, Administrator**

**of the Estate of**

**Anne Roberts-Knight a/k/a**

**Anne A. Knight, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece, parcel or lot of land situate in the City of Erie, formerly Millcreek Township, County of Erie and Commonwealth of Pennsylvania, being Lot No. 25 of MAPLEWOOD SUBDIVISION of part of Reserve Tract No. 54 as per plot recorded in the Recorder's office of Erie County in Map Book No. 2, pages 74 and 75. Said lot

being situate on the west side of Kilpatrick Avenue and having a frontage of 40 feet and a depth of 155 feet.

SUBJECT to those conditions and restrictions as set fourth in Erie County Record Book 644, at page 2247, et seq.

ALSO, ALL that certain piece, parcel or lot of land situate in the City of Erie, formerly Millcreek Township, County of Erie and Commonwealth of Pennsylvania, being Lot No. 26 of MAPLEWOOD SUBDIVISION of part of Reserve Tract No. 54 as per plot recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book No. 2, Pages 74 and 75. Said lot being situate on the west side of Kilpatrick Avenue, having a frontage of 40 feet and a depth of 155 feet.

SAID premises being commonly known as 2320 Kilpatrick Avenue, Erie, Pennsylvania, and being further identified by Erie County Tax Index No. (18) 5112-315.

BEING the same premise conveyed to Joseph Knight, one of the Parties of the First Part herein, by Deed dated June 15, 1999 and recorded June 23, 1999 in Erie County Record Book 644 at Page 2247, et seq.

SUBJECT to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, setbacks, rights-of-way and easements of record and/or those that are visible to a physical inspection and all laws, regulations, and restrictions, including building and zoning ordinances, of municipal and other government authorities applicable to and enforceable against the above described property.

BEING KNOWN AS: 2320 KILPATRICK AVENUE, ERIE, PA 16503

PROPERTY ID NO.: 18-5112-315

TITLE TO SAID PREMISES IS VESTED IN Joseph Knight and Anne Roberts-Knight, husband and wife by Deed from Joseph Knight and Anne Roberts-Knight, husband and wife, as tenants by the entireties with right of survivorship in the survivor thereof dated 6/20/03



recorded 6/25/03 in Deed Book 1027 page 1953.  
 Udren Law Offices, P.C.  
 Mark J. Udren, Esq.  
 Attorney for Plaintiff  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 (856) 669-5400  
 Mar. 26 and Apr. 2, 9

**SALE NO. 3**

**Ex. #15577 of 2009**  
**Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Argent Securities Trust 2006-M1, Asset-Backed Pass-Through Certificates, Series 2006-M1, Plaintiff**  
**v.**

**Thomas J. May, Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
 Being Lot No. six hundred one (601) of Southlands Subdivision, Second Section, a map or plot of the same having been recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 3, Pages 82 and 83, having a frontage on the north side of West Thirty-Eighth Street of sixty (60) feet and a depth northwardly from Thirty-Eighth Street along the East line of one hundred thirty-eight (138) feet, and having a depth Northwardly from Thirty-Eighth Street along the West line of one hundred thirty-eight and two-tenths (138.2) feet.  
 Having erected thereon a frame one and one half story dwelling known as 1712 West 38th Street, Erie, Pennsylvania.  
 PARCEL ID # 19-6149-225  
 BEING KNOWN AS: 1712 WEST 38TH STREET, ERIE, PA 16508  
 PROPERTY ID NO.: 19-6149-225  
 TITLE TO SAID PREMISES IS VESTED IN Thomas J. May by Deed from Thomas J. May and Karen M. May, husband and wife dated 4/26/06 recorded 5/5/06 in

Deed Book 1325 page 1058  
 Udren Law Offices, P.C.  
 Mark J. Udren, Esq.  
 Attorney for Plaintiff  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 (856) 669-5400  
 Mar. 26 and Apr. 2, 9

**SALE NO. 4**

**Ex. 13938 of 2008**  
**Deutsche Bank National Trust Company, as Trustee for the registered holders of GSRPM Trust 2006-2, Mortgage Pass-through Certificates, Series 2006-2, Plaintiff**  
**v.**

**Julio Rosario**  
**Maxine Rosario, Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain lot or piece of ground situate, lying and being in the Sixth Ward, in the CITY OF ERIE and County of ERIE and Commonwealth of Pennsylvania, being lots numbered 360, 361, 362, on a Map of Plan of Erie Terrace Subdivision, dated June 19, 1909 made by Eliot, Civil Engineer, and filed in the Recorder's Office of Erie County, Pennsylvania, Map Book 1, Page 378. Having erected thereon a dwelling house known and designated in the City of Erie as 3218 Post Avenue, Erie, Pennsylvania.  
 Parcel No: (19) 6159-206  
 BEING the same premises which Gilbert Schuller, single by Deed dated 1/4/88 Recorded 1/21/88 in the County of ERIE in Deed Book 40 page 57 granted and conveyed unto Julio Rosario and Maxine Rosario, his wife, in fee.  
 BEING KNOWN AS: 3218 POST AVENUE, ERIE, PA 16508  
 PROPERTY ID NO.: 19-061-059.0-206.00  
 TITLE TO SAID PREMISES IS VESTED IN Julio Rosario and Maxine Rosario, his wife, as tenants by the Entireties with Right of Survivorship by Deed from Gilbert Schuller, single dated 1/4/88 recorded 1/21/88 in Deed Book 0040 page 0057.  
 Udren Law Offices, P.C.

Mark J. Udren, Esq.  
 Attorney for Plaintiff  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 (856) 669-5400  
 Mar. 26 and Apr. 2, 9

**SALE NO. 5**

**Ex. #10992 of 2009**  
**NORTHWEST SAVINGS BANK, Plaintiff**  
**v.**  
**WORD OF LIFE CHRISTIAN CENTER INTERNATIONAL, a Pennsylvania Corporation, Defendant**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being lots Nos. 67, 68 and the northern 10 feet of Lot No. 69 in Block No. 14 of the Hess Addition to the City of Erie as recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania, in Map Book 1, Page 81 and being more fully described as follows, to-wit: BEGINNING at the point of intersection of the south line of Lynn Street (formerly Elliott Street) with the west line of Hess Avenue; thence westwardly and along the south of Lynn Street, one hundred twenty (120) feet to a point; thence southwardly and parallel with the west line of Hess Avenue, eighty (80) feet to a point; thence eastwardly and parallel with the south line of Lynn Street, one hundred twenty (120) feet to a point in the west line of Hess Avenue; thence northwardly and along the west line of Hess Avenue, eighty (80) feet to the place of beginning.  
 AND ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows to wit: BEGINNING at point in the west line of Hess Avenue, eighty (80) feet northwardly from the point of intersection of the north line of Seventh Street with the west line of Hess Avenue, thence westwardly parallel with the

north line of Seventh Street, one hundred twenty (120) feet to a point; thence northwardly parallel with the west line of Hess Avenue, sixty (60) feet to a point; thence eastwardly parallel with the north line of Seventh Street one hundred twenty (120) feet to the west line of Hess Avenue, sixty (60) feet to a point; thence southwardly along the west line of Hess Avenue, sixty (60) feet to the place of beginning. Being commonly known as 660 Hess Avenue, Erie, Pennsylvania and bearing Erie County Index No. (14) 1042-203.

BEING the same premises conveyed to Word of Life Christian Center International by Deed dated September 1, 2006 and recorded on September 1, 2006 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Deed Book 1357, Page 2389.

Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire  
PA ID No. 63199

120 West Tenth Street  
Erie, Pennsylvania 16501-1461  
(814) 459-2800

Mar. 26 and Apr. 2, 9

**SALE NO. 6**

**Ex. #14889 of 2009**  
**NORTHWEST CONSUMER**  
**DISCOUNT COMPANY, d/b/a**  
**ERIE CONSUMER DISCOUNT**  
**COMPANY, Plaintiff**

v.

**ELSIE DIMPERIO and**  
**MICHAEL J. DIMPERIO,**  
**DECEASED, Defendant**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at the above case number by Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company against Elsie Dimperio and Michael J. Dimperio, Deceased, the owners of property situate in the Borough of North East, County of Erie, and Commonwealth of Pennsylvania and being known as 45 South Pearl Street, North East, Pennsylvania. Assessment Map No.: (35) 6-47-7 Assessed Value Figure: \$101,020.00 Improvement Thereon: Single

Family Residence  
Stephen H. Hutzelman, Esquire  
Shapira, Hutzelman, Berlin,  
Ely, Smith & Walsh  
305 West Sixth Street  
Erie, PA 16507  
(814) 452-6800  
PA ID# 06541

Mar. 26 and Apr. 2, 9

**SALE NO. 8**

**Ex. #15263 of 2009**

**Northwest Savings Bank**  
**v.**

**Andrew S. Dahlstrand**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 15263-2009, Northwest Savings Bank vs. Andrew S. Dahlstrand, owner of property situate in LeBoeuf Township, Erie County, Pennsylvania being: 3727 Route 6, Waterford, Pennsylvania. 500' X 200' X 500' X 200'

Assessment Map Number:  
(30) 20-86-5

Assessed Value Figure: \$91,400.00

Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

Suite 300, 300 State Street  
Erie, Pennsylvania 16507

(814) 456-5301

Mar. 26 and Apr. 2, 9

**SALE NO. 9**

**Ex. #12808 of 2008**

**PNC Bank, National Association,**  
**Plaintiff**

v.

**Steven J. McKeel, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12808-08 PNC Bank, National Association vs. Steven J. McKeel, owner(s) of property situated in Harborscreek Township, Erie County, Pennsylvania being 6703 Pinar Road, Harborscreek, PA 16421.

0.48 Acres.

Assessment Map number:  
(27) 62-135-13

Assessed Value figure: \$86,040.00

Improvement thereon: Resident  
Dwelling

Michael C. Mazack, Esq.  
Tucker Arensberg, P.C.

1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 594-5506

Mar. 26 and Apr. 2, 9

**SALE NO. 10**

**Ex. #14820 of 2009**

**NORTHWEST SAVINGS**  
**BANK, Plaintiff**

v.

**DANIEL J. ABATA,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14820-09 NORTHWEST SAVINGS BANK vs. DANIEL J. ABATA Amount Due: \$102,500.75

DANIEL J. ABATA, owner(s) of property situated in TOWNSHIP OF CITY OF ERIE, Erie County, Pennsylvania being 4631 WEATHERWOOD TRAIL, ERIE, PA 16506-6153

Assessment Map number:  
33-092-376.2-011.00

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814

(215) 563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 11**

**Ex. #11397 of 2009**

**LEHMAN BROTHERS BANK,**  
**FSB, Plaintiff**

v.

**TODD M. ALCORN,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2009-11397

LEHMAN BROTHERS BANK, FSB vs. TODD M. ALCORN Amount Due: \$68,221.99

TODD M. ALCORN, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 2118 HARRISON STREET, ERIE, PA 16510-1406

Dimensions: 62.5 X IRREGULAR Acreage: 0.2133

Assessment Map number:  
18-051-036.0-101.00

Assessed Value: \$61,770.00  
Improvement thereon: residential

# Law Day 2010

Friday, May 7

Noon Luncheon  
Bayfront Convention Center  
\$25/ticket

## *The Erie County Bar Association*

*invites you, your family and friends to join us, along with Erie's executive, judicial and legislative leaders, to celebrate Law Day 2010.*

## Our Keynote Speaker

# ARI SHAPIRO

will address

## **The War on Terror**

*Legal Issues and Controversial Court Cases*

*As National Public Radio's Justice correspondent, Ari Shapiro has occupied a front-row seat as the government's approach to fighting terrorism has changed since 9/11. Shapiro will provide behind-the-scenes anecdotes about some of the most timely, most heated debates in Washington, offering a distinctive look at the rarely-seen machinations that shape the way the United States fights terrorism.*

*The fight against terrorism is closely tied to some of our country's most high-profile court cases. Mr. Shapiro will share his perspective on what really happens in the cases people care the most about.*



*The ECBA is also pleased to offer an unprecedented opportunity to spend*

## **AN HOUR WITH ARI SHAPIRO**

Organized specifically for students, this informal program will provide you with the chance to hear from an experienced - yet very young - nationally recognized correspondent.

Mr. Shapiro will discuss what is needed to become successful in fields such as investigative reporting, reporting from the field, covering natural disasters and writing for radio. He will also take questions from those in attendance.

**Friday, May 7, 2010**

10:30 a.m.- 11:30 a.m. (Registration 10:15 a.m.)

Bayfront Convention Center (Erie, PA)

FREE to students and ECBA members

Register to attend both events online at [www.eriebar.com](http://www.eriebar.com)  
or by contacting the ECBA office at 814-459-3111 or [admin@eriebar.com](mailto:admin@eriebar.com)

Reservations are due to the ECBA by Friday, April 23, 2010.

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**RICHARD N. LETTIERI, ESQ.**  
E-DISCOVERY COUNSEL



Lettieri Law Firm, LLC  
1620 King James Drive  
Pittsburgh, Pa. 15237  
412-364-7255 (Office)  
[rletterilaw@live.com](mailto:rletterilaw@live.com)  
[www.letterilaw.com](http://www.letterilaw.com)

RICHARD N. LETTIERI, ESQ.

Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 13**

**Ex. #11341 of 2009**

**NORTHWEST SAVINGS  
BANK, Plaintiff**

v.

**SCOTT A. ANTHONY  
A/K/A SCOTT ANTHONY  
JACQUELYN A. ANTHONY  
A/K/A JACQUELYN  
ANTHONY, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11341-09

NORTHWEST SAVINGS BANK  
vs. SCOTT A. ANTHONY  
A/K/A SCOTT ANTHONY and  
JACQUELYN A. ANTHONY  
A/K/A JACQUELYN ANTHONY  
Amount Due: \$220,131.08

SCOTT A. ANTHONY A/K/A  
SCOTT ANTHONY and  
JACQUELYN A. ANTHONY  
A/K/A JACQUELYN ANTHONY,  
owner(s) of property situated in  
TOWNSHIP OF WATERFORD,  
Erie County, Pennsylvania being  
10777 GREENLEE ROAD,  
WATERFORD, PA 16441-9373  
Acreage: 5.0500

Assessment Map number:  
47-011-027.0-002.1

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 14**

**Ex. #14318 of 2009**

**WELLS FARGO BANK, N.A.,  
Plaintiff**

v.

**JOSE L. BOGGIO, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 14318-09

WELLS FARGO BANK, N.A. vs.  
JOSE L. BOGGIO

Amount Due: \$212,419.05

JOSE L. BOGGIO, owner(s) of  
property situated in TOWNSHIP  
OF MILLCREEK TOWNSHIP,  
Erie County, Pennsylvania being  
903 LONG POINT DRIVE, ERIE,  
PA 16505-5417

Dimensions: 154.04 X 270.73 IRR

Acreage: 1.1669

Assessment Map number:

33-020-001.0-040.00

Assessed Value: \$208,620.00

Improvement thereon: residential

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 15**

**Ex. #14923 of 2009**

**US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR STRUCTURED ASSET  
SECURITIES CORPORATION  
TRUST 2005- WF2,**

**Plaintiff**

v.

**CHARITY E. BOWSER,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 14923-09

US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR STRUCTURED ASSET  
SECURITIES CORPORATION  
TRUST 2005-WF2 vs. CHARITY E.  
BOWSER

Amount Due: \$56,982.89

CHARITY E. BOWSER, owner(s)  
of property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 2411 PENNSYLVANIA  
AVENUE, ERIE, PA 16503-2325

Dimensions: 43 x 80

Acreage: 0.0790

Assessment Map number:  
18050043022200

Assessed Value: \$42,070.00

Improvement thereon: residential

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 16**

**Ex. #13459 of 2009**

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR ASSET-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-NC2, Plaintiff**

v.

**SANDRA J. BRITTON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13459-09

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR ASSET-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-NC2 VS. SANDRA J.  
BRITTON

Amount Due: \$55,274.32

SANDRA J. BRITTON, owner(s)  
of property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 2401 CAMPHAUSEN  
AVENUE, ERIE, PA 16510-1013

Acreage: 0.1119

Assessment Map number:  
18-051-015.0-211.00

Assessed Value: \$52,450.00

Improvement thereon: residential

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 17**

**Ex. #10367 of 2009**

**PHH MORTGAGE  
CORPORATION, F/K/A  
CENDANT MORTGAGE  
CORPORATION, Plaintiff**

v.

**RONALD J. BURICK  
JANINE M. BURICK,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10367-09

PHH MORTGAGE CORPORATION,  
F/K/A CENDANT MORTGAGE  
CORPORATION vs. RONALD J.  
BURICK and JANINE M. BURICK  
Amount Due: \$164,476.11

RONALD J. BURICK and  
JANINE M. BURICK, owner(s) of  
property situated in the TOWNSHIP



OF HARBORCREEK, Erie County, Pennsylvania being 2172 TIMBER LANE, HARBORCREEK, PA 16421-1635  
Dimensions: 90 X 156.38 IRR  
Acreage: 0.3205  
Assessment Map number: 27-035-134.0-013.00  
Assessed Value: \$141,880.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 18**

**Ex. #13596 of 2009**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC7, Plaintiff**

**v.**

**AMANDA L. CICHOCKI, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13596-09  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC7 vs.  
AMANDA L. CICHOCKI A/K/A AMANDA L. HAYNES  
Amount Due: \$63,232.42  
AMANDA L. CICHOCKI, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1804 LINWOOD AVENUE, ERIE, PA 16510-6228  
Dimensions: 43.61 X 132  
Acreage: 0.1322  
Assessment Map number: 18-051-024.0-120.00  
Assessed Value: 62,370.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 19**

**Ex. #14129 of 2007**

**WELLS FARGO BANK, N.A., Plaintiff**

**v.**

**SAMANTHA DICKSON, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14129-07  
WELLS FARGO BANK, N.A. vs. SAMANTHA DICKSON  
Amount Due: \$197,783.71  
SAMANTHA DICKSON, owner(s) of property situated in TOWNSHIP OF GREENE, Erie County, Pennsylvania being 3743 HARTMAN ROAD, ERIE, PA 16510  
Dimensions: 150 x 255  
Acreage: 0.8800  
Assessment Map number: 25-008-028.0-003.01  
Assessed Value: \$108,260.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 21**

**Ex. #15012 of 2009**

**NATIONSTAR MORTGAGE LLC, Plaintiff**

**v.**

**JANET LYNN FOGLE, BRUCE ROBERT FOGLE, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15012-2009 "Subject to Mortgage"  
NATIONSTAR MORTGAGE LLC vs. JANET LYNN FOGLE and BRUCE ROBERT FOGLE  
Amount Due: \$25,521.60  
JANET LYNN FOGLE and BRUCE ROBERT FOGLE, owner(s) of property situated in TOWNSHIP OF CONNEAUT TOWNSHIP, Erie County, Pennsylvania being 8505 ROUTE

6N, A/K/A RD #1 BOX 71, ALBION, PA 16401-8203  
Assessment Map number: 04-003-004.0-016.00  
Improvement thereon: residential  
TITLE TO SAID PREMISES IS VESTED IN Janet Fogle and Bruce Fogle, Her Husband, by Deed Janet Fogle and Bruce Fogle, Her Husband, dated 12/19/2001, recorded 12/21/2001 in Book 837, Page 541.  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 22**

**Ex. #10492 of 2009**

**FLAGSTAR BANK, FSB, Plaintiff**

**v.**

**DANIEL KEVIN GRUCZA, MATTHEW B. GRUCZA, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10492-09  
FLAGSTAR BANK, FSB vs. DANIEL KEVIN GRUCZA and MATTHEW B. GRUCZA  
Amount Due: \$77,352.73  
DANIEL KEVIN GRUCZA and MATTHEW B. GRUCZA, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1329 WEST EIGHTH STREET, ERIE, PA 16502  
Dimensions: 41.25 X 165  
Acreage: 0.1562  
Assessment Map number: 16-030-061.0-211.00  
Assessed Value: \$59,450.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 23**

**Ex. #14819 of 2009**

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC., Plaintiff**

**v.**  
**JOSEPH HAIGHT**  
**BRENDA K. HAIGHT,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14819-2009  
WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC. vs.  
JOSEPH HAIGHT and BRENDA K.  
HAIGHT

Amount Due: \$78,444.21

JOSEPH HAIGHT and BRENDA K.  
HAIGHT, owner(s) of property  
situated in BOROUGH OF  
WATERFORD, Erie County,  
Pennsylvania being 219 EAST  
2ND STREET, WATERFORD, PA  
16441-7501

Acreage: 0.4270

Assessment Map number:  
46009047000300

Assessed Value: 39,930.00

Improvement thereon: residential  
dwelling

Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 24**

**Ex. #18014 of 2008**  
**FIRST HORIZON HOME**  
**LOANS, A DIVISION OF**  
**FIRST TENNESSEE BANK**  
**NATIONAL ASSOCIATION,**  
**Plaintiff**

**v.**

**JASON R. HARNED,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2008-18014

FIRST HORIZON HOME  
LOANS, A DIVISION OF FIRST  
TENNESSEE BANK NATIONAL  
ASSOCIATION vs. JASON R.  
HARNED

Amount Due: \$74,899.78

JASON R. HARNED, owner(s) of  
property situated in TOWNSHIP  
OF MILLCREEK, Erie County,  
Pennsylvania being 2640 WEST  
24TH STREET, ERIE, PA 16506-  
3004

Dimensions: 80 X 135.14

Acreage: 0.2482

Assessment Map number:  
33051198001600

Assessed Value: \$79,230.00

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 25**

**Ex. #15137 of 2009**

**DEUTSCHE BANK**  
**NATIONAL TRUST COMPANY,**  
**AS TRUSTEE FOR FIRST**  
**FRANKLIN MORTGAGE**  
**LOAN TRUST 2005-FFH4,**  
**ASSET-BACKED**  
**CERTIFICATES, SERIES 2005-**  
**FFH4, Plaintiff**

**v.**

**EDWINA KIRBY, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15137-09

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR FIRST FRANKLIN  
MORTGAGE LOAN TRUST  
2005-FFH4, ASSET-BACKED  
CERTIFICATES, SERIES 2005-  
FFH4 vs. EDWINA KIRBY

Amount Due: \$91,543.09

EDWINA KIRBY, owner(s) of  
property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 1125 WEST 37TH STREET,  
ERIE, PA 16508-2451

Dimensions: 41 X 132.9

Acreage: 0.1251

Assessment Map number:  
19061028011300

Assessed Value: \$69,700.00

Improvement thereon: Residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814

(215) 563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 26**

**Ex. #13719 of 2007**

**BAC HOME LOANS**  
**SERVICING, LP, Plaintiff**

**v.**  
**BRYON M. LASKOWSKI**  
**SHELLY L. LASKOWSKI,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13719-07

BAC HOME LOANS SERVICING,  
LP vs. BRYON M. LASKOWSKI  
and SHELLY L. LASKOWSKI

Amount Due: \$120,786.10

BRYON M. LASKOWSKI and  
SHELLY L. LASKOWSKI,

owner(s) of property situated in the  
TOWNSHIP OF SUMMIT, Erie  
County, Pennsylvania being 6830  
CHERRY STREET EXTENSION,  
ERIE, PA 16509-6511

Acreage: 1.4600

Assessment Map number:  
40007019005900

Assessed Value: \$96,700.00

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 27**

**Ex. #15057 of 2009**

**US BANK NATIONAL**  
**ASSOCIATION, F/K/A FIRST**  
**UNION NATIONAL BANK,**  
**AS TRUSTEE FOR ACE**  
**SECURITIES HOME EQUITY**  
**LOAN TRUST 2001-HEI,**  
**Plaintiff**

**v.**

**REINALDO RODRIGUEZ**  
**MARISOL RODRIGUEZ,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15057-09

US BANK NATIONAL  
ASSOCIATION, F/K/A FIRST  
UNION NATIONAL BANK,  
AS TRUSTEE FOR ACE  
SECURITIES HOME EQUITY  
LOAN TRUST 2001-HEI vs.  
REINALDO RODRIGUEZ and  
MARISOL RODRIGUEZ

Amount Due: \$61,254.51

REINALDO RODRIGUEZ and  
MARISOL RODRIGUEZ, owner(s)  
of property situated in ERIE CITY,



Erie County, Pennsylvania being  
636 EAST 26TH ST, ERIE, PA  
16504-2814  
Dimensions: 80 x 143  
Acreage: 0.1313  
Assessment Map number:  
18-050-027.0-126.00  
Assessed Value: \$40,710.00  
Improvement thereon: Residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 28**

**Ex. #13117 of 2008**

**THE BANK OF NEW YORK  
TRUST COMPANY N.A.  
SUCCESSOR TO JPMORGAN  
CHASE BANK N.A. AS  
TRUSTEE, Plaintiff**

**v.**

**JASON P. SCHMIDT**

**STACY SCHMIDT, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13117-08

THE BANK OF NEW YORK  
TRUST COMPANY N.A.  
SUCCESSOR TO JPMORGAN  
CHASE BANK N.A. AS TRUSTEE  
vs. JASON P. SCHMIDT and  
STACY SCHMIDT

Amount Due: \$116,630.69

JASON P. SCHMIDT and STACY  
SCHMIDT, owner(s) of property  
situated in BOROUGH OF NORTH  
EAST, Erie County, Pennsylvania  
being 92 GIBSON STREET,  
NORTH EAST, PA 16428-1049

Dimensions: 66 X 247.5

Acreage: 0.3693

Assessment Map number:  
35-001-020.0-038.00

Assessed Value: \$81,800.00

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 29**

**Ex. #13230 of 2006**

**WELLS FARGO BANK, N.A.,  
Plaintiff**

**v.**

**GERMAL A. SMITH A/K/A**

**GERMAL ARMON SMITH,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13230-06

WELLS FARGO BANK, N.A.  
vs. GERMAL A. SMITH A/K/A  
GERMAL ARMON SMITH

Amount Due: \$63,046.48

GERMAL A. SMITH A/K/A

GERMAL ARMON SMITH

owner(s) of property situated in  
Erie County, Pennsylvania being  
258 EAST 26TH STREET, ERIE,  
PA 16504

Dimensions: 32.5 X 90

Acreage: 0.0671

Assessment Map number:  
18-050-011.0-135.00

Assessed Value: \$31,880.00

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 30**

**Ex. #14417 of 2008**

**BAC HOME LOANS  
SERVICING, L.P., F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, L.P.,  
Plaintiff**

**v.**

**KAREN L. SMITH**

**ADRIAN W. SMITH,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 14417-08

BAC HOME LOANS SERVICING,  
LP., F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
L.P. vs. KAREN L. SMITH and  
ADRIAN W. SMITH

Amount Due: \$447,849.07

KAREN L. SMITH and ADRIAN W.  
SMITH, owner(s) of property  
situated in FAIRVIEW TOWNSHIP,  
Erie County, Pennsylvania being

170 WEST GATEWAY DRIVE,  
FAIRVIEW, PA 16415

Dimensions: 2.7 AC CAL

Acreage: 2.7000

Assessment Map number:

21-024-011.0-168.00 AND

21-024-011.0-167.01

Assessed Value:

21-024-011.0-168.00 - \$445,600.00

21-024-011.0-167.01 - \$600.00

Improvement thereon: residential

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 31**

**Ex. #10162 of 2009**

**TAYLOR, BEAN & WHITAKER  
MORTGAGE CORPORATION,  
Plaintiff**

**v.**

**THERESA A. SPEICE,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10162-09

TAYLOR, BEAN & WHITAKER  
MORTGAGE CORPORATION vs.  
THERESA A. SPEICE

Amount Due: \$146,655.26

THERESA A. SPEICE, owner(s) of  
property situated in CITY OF ERIE,  
Erie County, Pennsylvania being  
2219 PROSPECT AVENUE, ERIE,  
PA 16510-1359

Dimensions: 80 x 120

Acreage: 0.2204

Assessment Map number:  
18-051-034.0-214-00

Assessed Value: \$57,660.00

Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 32**

**Ex. #15499 of 2007**

**PHH MORTGAGE  
CORPORATION, F/K/A  
CENDANT MORTGAGE  
CORPORATION, Plaintiff**

**v.  
BRANDON A. THOMPSON  
JASMINE C. YOST Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15499-07  
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. BRANDON A. THOMPSON and JASMINE C. YOST  
Amount Due: \$84,760.08  
BRANDON A. THOMPSON and JASMINE C. YOST, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1318 WEST 35TH STREET, ERIE, PA 16508-2444  
Dimensions: 46 X 152.225  
Acreage: 0.1607  
Assessment Map number: 19-061-031.0-100.00  
Assessed Value: \$77,270.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 34  
Ex. #14429 of 2009  
CITIMORTGAGE INC.,  
S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC.,  
Plaintiff**

**v.  
CARRIE L. WATKINS,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14429-09  
CITIMORTGAGE INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. vs. CARRIE L. WATKINS  
Amount Due: \$49,128.45  
CARRIE L. WATKINS, owner(s) of property situated in 3RD WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 1018 WASHINGTON PLACE, ERIE, PA 16502-1052  
Assessment Map number: 16-030-060.0-103.00  
Improvement thereon: residential

Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 35  
Ex. #13195 of 2008  
BAC HOME LOANS  
SERVICING LP F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, LP.,  
Plaintiff**

**v.  
ENNIS G. WHALEN  
SAUNDRA M. WHALEN,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13195-08  
BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP. vs. ENNIS G. WHALEN and SAUNDRA M. WHALEN  
Amount Due: \$120,954.38  
ENNIS G. WHALEN and SAUNDRA M. WHALEN, owner(s) of property situated in Erie County, Pennsylvania being 3614 FOUNTAIN WAY, ERIE, PA 16506-3542  
Dimensions: 83X120  
Acreage: 0.2287  
Assessment Map number: 33-078-328.0-017.00  
Assessed Value: \$127,360.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 36  
Ex. #15056 of 2009  
METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A., Plaintiff  
v.**

**DONALD E. WILLIAMS  
WENDY S. WILLIAMS,  
Defendants  
SHERIFF'S SALE**  
By virtue of a Writ of Execution

filed to No. 15056-09  
METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. vs. DONALD E. WILLIAMS and WENDY S. WILLIAMS  
Amount Due: \$321,507.04  
DONALD E. WILLIAMS and WENDY S. WILLIAMS, owners of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 4855 THOROUGHBRED LOOP, ERIE, PA 16506-6609  
Assessment Map number: 33-090-374.1-022.00  
Improvement thereon: residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215)563-7000

Mar. 26 and Apr. 2, 9

**SALE NO. 38  
Ex. #11351 of 2009  
U.S. BANK NATIONAL  
ASSOCIATION TRUSTEE  
FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
Plaintiff**

**v.  
STEVEN W. JOINT, Defendants  
SHERIFF'S SALE**  
By virtue of a Writ of Execution No. 11351-09 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. STEVEN W. JOINT, Defendants  
Real Estate: 1225 EAST 29TH STREET, ERIE, PA  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 130 x 46  
See Deed Book 1213, Page 931  
Tax I.D. (18) 5045-103  
Assessment: \$15,300. (Land.)  
\$44,950. (Bldg.)  
Improvement thereon: a residential dwelling house as identified above  
Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

Mar. 26 and Apr. 2, 9

**SALE NO. 39**  
**Ex. #15048 of 2009**  
**U.S. BANK NATIONAL**  
**ASSOCIATION (TRUSTEE**  
**FOR THE PENNSYLVANIA**  
**HOUSING FINANCE AGENCY,**  
**PURSUANT TO A TRUST**  
**INDENTURE DATED AS OF**  
**APRIL 1, 1982), Plaintiff,**  
**v.**  
**AXELIO RUIZ, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15048-09, U.S. Bank, National Association, et al, vs. Axelio Ruiz, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2705 Perry Street, Erie, Pa 16504.  
 Dimensions: 0.098 acreage (Call Assessment (814) 451-6225 for square footage and/or acreage)  
 Assessment Map Number: 18-5052-119 and 18-5052-120.  
 Assess Value figure: \$55,960.00 (off title)  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 916 Fifth Avenue  
 Pittsburgh, PA 15219  
 (412) 281-1725

Mar. 26 and Apr. 2, 9

**SALE NO. 40**  
**Ex. #15115 of 2009**  
**EverHome Mortgage Company,**  
**Plaintiff**  
**v.**  
**Eric W. Wygant and**  
**Brenda J. Kalie fka**  
**Brenda J. Wygant, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15115-09 EverHome Mortgage Company vs. Eric W. Wygant and Brenda J. Kalie fka Brenda J. Wygant, owner(s) of property situated in Girard Borough, Erie County, Pennsylvania being 240 Liberty Street, Girard, PA 16417  
 .3478 acres  
 Assessment Map number: 12-34-11  
 Assessed Value figure: \$62,790.00  
 Improvement thereon: a residential dwelling  
 Michael J. Clark, Esquire  
 Shapiro & DeNardo, LLC

Attorney for Movant/Applicant  
 3600 Horizon Drive, Suite 150  
 King of Prussia, PA 19406  
 (610) 278-6800

Mar. 26 and Apr. 2, 9

**SALE NO. 41**  
**Ex. #14741 of 2009**  
**BAC HOME LOANS**  
**SERVICING, LP FKA**  
**COUNTRYWIDE HOME**  
**LOANS SERVICING LP.,**  
**Plaintiff**  
**v.**  
**JOANN CHIESA**  
**RICHARD L. CHIESA,**  
**Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or Springfield, County of bounded and described as parcel of land situate in the Township of Erie and Commonwealth of Pennsylvania, follows, to-wit  
 BEING Lot 1.6 in the Nye Road subdivision No. 3 Allotment recorded June 24, 1982 in Map Book 24 at Page 37.  
 SAID premises are further identified by Erie County Assessment Index No. (39) 16-51-13.52 and are commonly known as 4711 Holdson Drive, West Springfield, Pennsylvania.  
 PROPERTY ADDRESS: 4711 Holdson Drive, West Springfield, PA 16443  
 Michael T. McKeever, Esq.  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Mar. 26 and Apr. 2, 9

**SALE NO. 42**  
**Ex. #13890 of 2009**  
**CITIMORTGAGE INC.,**  
**Plaintiff**  
**v.**  
**RONALD A. KING, JR.,**  
**Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the west

line of Poplar Street one hundred eighty (180) feet south of the south line of Nineteenth Street, thence westerly parallel with Nineteenth Street, one hundred twenty (120) feet to an alley; thence northerly along the east line of said alley and parallel with Poplar Street, thirty (30) feet; thence easterly parallel with Nineteenth Street, one hundred twenty (120) feet to the west line of Poplar Street; thence southwardly along the west line of Poplar Street, thirty (30) feet to the place of beginning. Having erected thereon a two story frame dwelling house commonly known as 1920 Poplar Street, Erie, Pennsylvania. Being further described by Erie County Index Number 19-60-20-101.  
 TAX PARCEL NO: 19-60-20-101  
 PROPERTY ADDRESS: 1920 Poplar Street, Erie, PA 16502  
 Michael T. McKeever, Esq.  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Mar. 26 and Apr. 2, 9

**SALE NO. 44**  
**Ex. #15392 of 2009**  
**CITIMORTGAGE, INC.,**  
**Plaintiff**  
**v.**  
**JOHN STEMPLE, Defendant(s)**  
**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Albion, Erie County, Pennsylvania, bounded and described as follows, to wit:  
 BEING known as Lots Numbered 7 and 8 Block 8 of the Huntington Addition to the Borough of Albion as the same is recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 1, Page 197, and to which map reference is herein made for a more complete legal description of the premises.  
 For informational purposes only:  
 Tax Parcel #01001014000401  
 TAX PARCEL #: 1-1-14-4.01  
 PROPERTY ADDRESS: 76 North Main Street, Albion, PA 16401  
 Michael T. McKeever, Esq.

Attorney for Plaintiff  
Suite 5000 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Mar. 26 and Apr. 2, 9

**SALE NO. 45**

**Ex. #14305 of 2009**  
**National City Bank, Plaintiff**  
**v.**  
**Stephen W. Gaydos and**  
**Jennifer R. Gaydos, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14305-2009 National City Bank vs. Stephen W. Gaydos and Jennifer R. Gaydos, owner(s) of property situated in Harborcreek Township, County of Erie, Pennsylvania being 4335 Cooper Road, Harborcreek, PA 16510.

Assessment Map Number:  
27-79-195.2-9

Assessed Value figure: \$191,000.00  
Improvement thereon: Single family dwelling

Patrick Thomas Woodman, Esq.  
436 Seventh Ave.

1400 Koppers Bldg.  
Pittsburgh, PA 15219

(412) 434-7955

Mar. 26 and Apr. 2, 9

**SALE NO. 46**

**Ex. #15013 of 2009**  
**Beneficial Consumer Discount**  
**Company d/b/a Beneficial**  
**Mortgage Company of**  
**Pennsylvania**  
**v.**

**Luis Corrales aka**  
**Luis M. Corrales and**  
**Luz Marina Corrales aka**  
**Luz M. Corrales**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15013-09 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Luis Corrales aka Luis M. Corrales and Luz Marina Corrales aka Luz M. Corrales, owners of property situated in the Fifth Ward of the City of Erie, Erie County, Pennsylvania being 1254 East 36th Street, Erie, Pennsylvania 16504.  
Tax I.D. No. 18-5214-326

Assessment: \$102,943.84  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Mar. 26 and Apr. 2, 9

**SALE NO. 47**

**Ex. #12009 of 2009**  
**BAC Home Loans Servicing, L.P.**  
**fka Countrywide Home Loans**  
**Servicing, L.P.**  
**v.**

**Mary Ann Catherine Minnis**  
**and James L. Minnis**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12009-2009 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Mary Ann Catherine Minnis and James L. Minnis, owners of property situated in the Township of McKean, Erie County, Pennsylvania being 8532 Grubb Road, McKean, Pennsylvania 16426.

Tax I.D. No. 31-10-27-8 and  
31-10-27-8.03

Assessment: \$205,713.74

Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Mar. 26 and Apr. 2, 9

**SALE NO. 48**

**Ex. #10886 of 2008**  
**BAC Home Loans Servicing, L.P.**  
**fka Countrywide Home Loans**  
**Servicing, L.P. s/i/i/t Countrywide**  
**Home Loans, Inc.**  
**v.**

**Joseph A. Moser**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10886-08 SAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. s/i/i/t Countrywide Home Loans, Inc v. Joseph A. Moser, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4109 Wayne Street, Erie, Pennsylvania 16504.

Tax I.D. No. (18) 5379-209

Assessment: \$63,436.86

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C  
123 South Broad Street. Suite 2080  
Philadelphia. PA 19109

Mar. 26 and Apr. 2, 9

**SALE NO. 49**

**Ex. #12611 of 2009**  
**BAC Home Loans Servicing, L.P.**  
**fka Countrywide Home Loans**  
**Servicing, L.P.**  
**v.**

**Sandra L. Seidler**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12611-09 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Sandra L. Seidler, owner of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4169 Stanton Avenue, Erie, Pennsylvania 16510.

Tax I.D. No. 18052027042900

Assessment: \$67,193.76

Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Mar. 26 and Apr. 2, 9

**SALE NO. 50**

**Ex. #14080 of 2009**  
**Beneficial Consumer Discount**  
**Company dba Beneficial**  
**Mortgage Company of**  
**Pennsylvania**  
**v.**

**Elizabeth A. Steen a/k/a**  
**Elizabeth Edwards Steen and**  
**William J. Steen a/k/a**  
**William J. Steen, Jr.**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14080-2009 Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania v. Elizabeth A. Steen a/k/a Elizabeth Edwards Steen and William J. Steen a/k/a William J. Steen, Jr., owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 1103 East Arlington Road, Erie, Pennsylvania 16504.

Tax I.D. No. 33-105-474-4

Assessment: \$273,602.39

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Mar. 26 and Apr. 2, 9

**SALE NO. 51**

**Ex. #14258 of 2009**

**BAC Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing LP**

**v.**

**Brad L. Wilcox**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
filed to No. 14258-09 BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing LP v. Brad L. Wilcox,  
owners of property situated in the  
Township of Millcreek, Erie County,  
Pennsylvania being 5111 Emmaline  
Drive, Erie, Pennsylvania 16509.  
Tax I.D. No. 33-118-461.0-030.00  
Assessment: \$152,303.11  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Mar. 26 and Apr. 2, 9

**SALE NO. 52**

**Ex. #15558 of 2009**

**Nationstar Mortgage LLC**

**v.**

**William H. Fry**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 15558-2009 Nationstar  
Mortgage LLC vs. William H.  
Fry, owners of property situated  
in Township of Waterford, Erie  
County, Pennsylvania being 12822  
Route 19 S, Waterford, PA 16441  
Assessment Map number: 47-26-59-2  
Improvement thereon: Residential  
Dwelling  
Mary L. Harbert-Bell, Esquire  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Mar. 26 and Apr. 2, 9

**Friday, April 16, 2010**

Bayfront Convention Center

12:15 p.m. - 1:15 p.m. (Lunch at 11:45)

\$29 (ECBA members/staff)

\$45 (nonmember)

## Common Complaints Causing Clients to File Fee Disputes and Common Misconceptions & Misunderstandings of the Rules of Professional Conduct

**J**oin our authoritative presenters as they reveal common complaints that they see being filed with the Disciplinary Board of the Supreme Court of Pennsylvania and with the ECBA's Fee Dispute Committee.

### Speakers:

#### **Angelea Allen Mitas, Esquire**

Disciplinary Board of the Supreme Court of Pennsylvania  
Disciplinary Counsel-in-Charge

District IV Office - Pittsburgh

#### **Charles D. Agresti, Esquire**

The Agresti Law Firm and  
Erie County Bar Association Fee Dispute Committee Chair

This seminar will offer a brief overview of both the disciplinary system and our local fee dispute process. It will provide answers to the questions below, and others, as well as sharing with you examples of what NOT to do.

- What are some simple steps practitioners can, and should, take to prevent complaints from being filed against them?
- What are the recent major changes to the disciplinary system?
- What responsibility do I have for reporting the misconduct of others?
- Are fee agreements always required? What are the ramifications if you don't have one?

This seminar has been approved by the  
Pennsylvania CLE Board for **1 hour ethics credit**.

*Reservations are due to the ECBA office by Monday, April 12.  
You may also register online at [www.eriebar.com](http://www.eriebar.com).*

**AUDIT LIST  
NOTICE BY  
PATRICK L. FETZNER**

**Clerk of Records,  
Register of Wills and Ex-Officio Clerk of  
the Orphans' Court Division, of the  
Court of Common Pleas of Erie County, Pennsylvania**

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, March 29, 2010** and confirmed Nisi.

**April 22, 2010** is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

**2010 ESTATE****ACCOUNTANT****ATTORNEY**

75. Paul David Persianoff ..... PNC Bank National Association, Gdn. .... Quinn Buseck Leemhuis Toohey & Kroto Inc

PATRICK L. FETZNER  
Clerk of Records  
Register of Wills &  
Orphans' Court Division

Mar. 26 and Apr. 2



**ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

**FIRST PUBLICATION**

**BALL, IRMA M.,  
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Raymond L. Ball, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**CRITTENDEN, MICHAEL J.,  
deceased**

Late of the City of Erie  
*Executrix:* Diane C. Halmi, 143 Stonegate Drive, Erie, PA 16505  
*Attorney:* Jack M. Gornall, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HAIN, CATHERINE R., a/k/a  
CATHERINE HAIN,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Thomas E. Hain, 2917 Zuck Rd., Erie, PA 16505  
*Attorney:* Howard A. Hain, Esquire, 1001 State Street, Suite 1220, Erie, PA 16501

**OLESAK, PAUL J., JR.,  
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania  
*Administrator:* Paul D. Oleksak, 3715 Greengarden Blvd., Erie, PA 16508  
*Attorney:* Richard T. Ruth, Esq., 1026 West 26th St., Erie, PA 16508

**SMOLLEK, JOHN LUDWICK,  
a/k/a JOHN SMOLLEK, JR.,  
deceased**

Late of the City of California, Saint Mary's County, Maryland  
*Administrator:* Melvin L. Smollek, 339 Market Street, Lewisburg, PA 17837  
*Attorney:* None

**SPANO, LINDA M., a/k/a  
LINDA SPANO,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Janiece M. Peck, c/o 3820 Liberty Street, Erie, PA 16509  
*Attorney:* James J. Bruno, Esq., 3820 Liberty Street, Erie, PA 16509

**SWEENEY, KENNETH,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executrix:* Janice M. Sweeney, c/o Howard A. Hain, Esq., 1001 State St., Suite 1220, Erie, PA 16501  
*Attorney:* Howard A. Hain, Esquire, 1001 State Street, Suite 1220, Erie, PA 16501

**WEINER, HAROLD, a/k/a  
HAROLD JOHN WEINER,  
deceased**

Late of the Township of Waterford, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Nancy J. Konieczki, 533 East 33rd Street, Erie, Pennsylvania 16504  
*Attorney:* Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**WOLFE, ELLEN K.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Darlene M. Vlahos, Esquire, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**YEAST, STANLEY,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Pauline Yeast, c/o Anthony Angelone, Esquire, 3820 Liberty Street, Erie, PA 16509  
*Attorney:* Anthony Angelone, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SECOND PUBLICATION**

**AMENDOLA, JOHN J.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Robert J. Amendola, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**BAUMGARTEN, FRANCIS,  
a/k/a FRANK BAUMGARTEN,  
deceased**

Late of Franklin Township, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Liana R. Thayer  
*Attorney:* David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**CLAYPOOL, MICHAEL C., a/k/a  
MICHAEL C. CLAYPOOLE,  
a/k/a MICHAEL CRAIG  
CLAYPOOL,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Mitchell R. Claypoole, c/o Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507  
*Attorney:* Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**ETHRIDGE, MARGARET LOUISE, deceased**

Late of Erie County  
*Co-Administrators:* Robin Ethridge and Judy Metzler  
*Attorney:* Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**GRISWOLD, OLIVER W., deceased**

Late of Millcreek Township, Erie County, PA  
*Executor:* John M. Griswold, c/o Robert G. Dwyer, Esq., 120 W. 10th Street, Erie, PA 16501  
*Attorney:* Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HARRIS, FORREST A., deceased**

Late of Harborcreek Township, Erie County, Harborcreek, Pennsylvania  
*Co-Executors:* Gerald Harris and James Harris, c/o Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**HEISLER, JAMES M., deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Charlene Heisler, 544 East 29th Street, Erie, Pennsylvania 16504  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**KAMINSKI, JAMES E., a/k/a JAMES KAMINSKI, deceased**

Late of Millcreek Township, County of Erie and State of Pennsylvania  
*Executor:* Vince M. Kaminski, 1506 Fairfax Avenue, Erie, PA 16505  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**LEHMAN, CLYDE P., deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executors:* Francis A. Lehman and Timothy P. Cairns, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**LOCANTO, LOUIS, deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Nicholas Locanto, 631 Montroyale Drive, Erie, Pennsylvania 16504  
*Attorney:* Theodore B. Ely, II, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

**MacARTHUR, THELMA M., a/k/a THELMA MacARTHUR, deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* Jack T. MacArthur, 8865 Evelyn Way, Waterford, PA 16441  
*Attorney:* Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**McINTYRE, LILLIAN E., deceased**

Late of Erie County  
*Co-Executors:* Edith Hric and Jeffrey McIntyre  
*Attorney:* Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**ROPELEWSKI, HELEN M., a/k/a HELEN ROPELEWSKI, deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Eileen Ropelewski, 924 East 11th Street, Erie, PA 16503  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**SIEGEL, ELIZABETH JONES, deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* George D. Siegel  
*Attorney:* David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**SMITH, MARTIN, deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania  
*Executrix:* Constance L. Smith, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* Brydon Law Office, Attorney John C. Brydon, 78 East Main Street, North East, PA 16428

**TOMASSI, FREDERICK L., deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania  
*Executor:* Frederick J. Tomassi, c/o Anthony Angelone, Esquire, 3820 Liberty Street, Erie, PA 16509  
*Attorney:* Anthony Angelone, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**TURNER, ERIC RYAN, a/k/a ERIC R. TURNER, deceased**

Late of the City of Corry, County of Erie, and Commonwealth of Pennsylvania  
*Administratrix:* Carl Turner, c/o Joseph P. Conti, Esquire, The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757  
*Attorney:* Joseph P. Conti, Esquire, The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

**UL, SOPHIA R., deceased**

Late of Erie County  
*Administratrix:* Susan M. Roche  
*Attorney:* Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**WILL, RICHARD H.,  
deceased**

Late of the Township of Greene, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Linda L. Will, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**WINCHELL, ELWIN P.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Administrator:* Amy R. Sebald

*Attorney:* David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**THIRD PUBLICATION**

**BEDLOW, EVELYN RUTH  
BARNES, a/k/a  
EVELYN B. BEDLOW,  
deceased**

Late of Millcreek Township

*Executrix:* Bonnie Lee Johnson, PO Box 366, McKean, PA 16426

*Attorney:* None

**BEHRENS, BRIAN K.,  
deceased**

Late of North East Township, Erie County, North East, Pennsylvania  
*Executrix:* Annetta Rae Behrens, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

*Attorney:* Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**EARLLEY, ELSIE C.,  
deceased**

Late of Fairview Township, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Jack L. Culbertson, P.O. Box G, Venango, PA 16440

*Attorney:* None

**GOODLING, ARLENE M.,  
deceased**

Late of the Township of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Carole E. Goodling, 3197 Elmira Road, Newfield, NY 14867

*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**GRISWOLD, CHESTER L.,  
deceased**

Late of the City of Erie

*Executor:* David L. Griswold

*Attorney:* Norman A. Stark, CPA, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**HEGLAND, FRED,  
deceased**

Late of the City of Erie, County of Erie

*Administratrix:* Lisa A. Batkiewicz

*Attorney:* Stephen J. Bushinski, Esquire, Office of Chief Counsel, Commonwealth of Pennsylvania, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002

**INSCHO, MARION J.,  
deceased**

Late of the Township of Millcreek

*Administratrix:* Jean M. Brewer

*Attorney:* Norman A. Stark, CPA, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**JENKS, CHARLES J., JR.,  
deceased**

Late of Summit Township

*Executor:* Daniel A. Jenks, c/o 332 East 6th Street, Erie, PA 16507-1610

*Attorney:* Evan E. Adair, Esq., Williams and Adair, 332 East 6th Street, Erie, PA 16507-1610

**KOOS, FREDERICK R.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Co-Executors:* Cory R. Koos and Mary M. Sirak, c/o 504 State Street, Suite 300, Erie, PA 16501

*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**KOSTERMAN, HARRY,  
deceased**

Late of the Township of Greene, County of Erie and State of Pennsylvania

*Executor:* Shane Kosterman, 7950 Page Road, Wattsburg, PA 16442

*Attorney:* Howard A. Hain, Esquire, 1001 State Street, Suite 1220, Erie, PA 16501

**LEWIS, RONALD G.,  
deceased**

Late of Erie County, Pennsylvania

*Administratrix:* Lisabeth Lewis, 37 Julie Drive, Lake City, PA 16423

*Attorney:* Tina M. Fryling, Esq., P.O. Box 1084, Erie, PA 16512-1084

**MACHUGA, GEORGE,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

*Executor:* Michael G. Machuga, 3520 Old Orchard Drive, Erie, PA 16506

*Attorney:* Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**MARCHANT, GRACE G.,  
deceased**

Late of Millcreek Township, County of Erie, and Commonwealth of Pennsylvania

*Executor:* Charlene Amann

*Attorney:* Joseph P. Conti, Esq., The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

**SCHAAF, RONALD JOHN, SR.,  
a/k/a RONALD J. SCHAAF, SR.,  
deceased**

Late of the City of Erie,  
Pennsylvania

*Executor:* James R. Schaaf, c/o  
Jerome C. Wegley, Esq., 120 West  
10th Street, Erie, PA 16501

*Attorney:* Jerome C. Wegley,  
Esq., Knox McLaughlin Gornall  
& Sennett, P.C., 120 West Tenth  
Street, Erie, PA 16501

**SULLIVAN, JEROME T.,  
deceased**

Late of the City of Erie,  
Pennsylvania

*Administrator CTA:* Meghann L.  
Van Dorn, c/o Nadia A. Havard,  
Esq., 120 West 10th Street, Erie,  
PA 16501

*Attorney:* Nadia A. Havard, Esq.,  
Knox McLaughlin Gornall &  
Sennett, P.C., 120 West Tenth  
Street, Erie, PA 16501

**SUMMERSON, JULIA M.,  
deceased**

Late of the Township of Millcreek

*Executor:* George A. Summerson

*Attorney:* Norman A. Stark, CPA,  
Esquire, The Stark Law Firm,  
100 State Street, Suite 210, Erie,  
PA 16507

**WALKER, PEGGY J.,  
deceased**

Late of the Township of North  
East

*Administrator:* Michael V. Baker,  
c/o James S. Bryan, Esq., 11 Park  
Street, North East, PA 16428

*Attorney:* James S. Bryan, Esq.,  
Knox McLaughlin Gornall &  
Sennett, P.C., 11 Park Street,  
North East, PA 16428

Notice is hereby given of the  
administration of the Trust set forth  
below. All persons having claims  
or demands against the decedent  
are requested to make known the  
same and all persons indebted to  
said decedent are requested to make  
payment without delay to the trustee  
or his attorney named below.

**FOUST, E. JANE, a/k/a  
ELIZABETH JANE FOUST,  
deceased**

Late of the Borough of  
Edinboro, County of Erie and  
Commonwealth of Pennsylvania

*Trustee:* Andrea Wyman, c/o  
3305 Pittsburgh Avenue, Erie,  
Pennsylvania 16508

*Trustee's Attorney:* Darlene M.  
Vlahos, Esquire, 3305 Pittsburgh  
Avenue, Erie, Pennsylvania  
16508

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

**Melissa M. Romero** ----- (814) 866-8800  
The Agresti Law Firm ----- (f) (814) 454-2520  
4934 Peach Street  
Erie, PA 16509 ----- *mromero@agrestilaw.com*

IF THERE ARE ANY NEW ATTORNEYS IN ERIE INTERESTED IN JOINING  
THE ERIE COUNTY BAR ASSOCIATION, PLEASE  
CALL 459-3111 AND AN APPLICATION WILL BE MAILED TO YOU OR GO TO OUR  
WEBSITE AT [WWW.ERIEBAR.COM](http://WWW.ERIEBAR.COM) AND FILL OUT THE ONLINE APPLICATION.

IF YOU KNOW OF ANY ADDRESS CHANGES  
PLEASE CONTACT THE LEGAL JOURNAL OFFICE AT 459-3111  
OR [ADMIN@ERIEBAR.COM](mailto:ADMIN@ERIEBAR.COM). THANK YOU.

The Erie County Bar Foundation and its Justice Samuel J. Roberts Scholarship Fund  
continue to be in need of contributions to support this scholarship program.

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